

£375,000

Gunwharf Quays, Portsmouth PO1  
3BF



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ GUNWHARF QUAYS
- ❖ GRADE II LISTED BUILDING
- ❖ NO ONWARD CHAIN
- ❖ ALLOCATED PARKING
- ❖ LARGE ENTRANCE HALL
- ❖ OPEN PLAN LIVING
- ❖ EXPOSED BRICKWORK
- ❖ HISTORIC PROPERTY
- ❖ CALL TO VIEW

\*\* STUNNING TWO BEDROOM  
APARTMENT IN GUNWHARF QUAYS  
\*\*

We are pleased to welcome to the market this beautiful two bedroom apartment in The Vulcan, a Grade II listed building in the ever popular Gunwharf Quays.

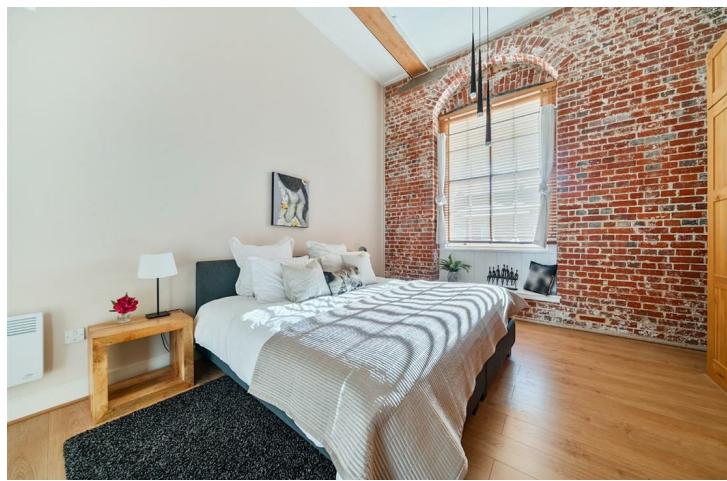
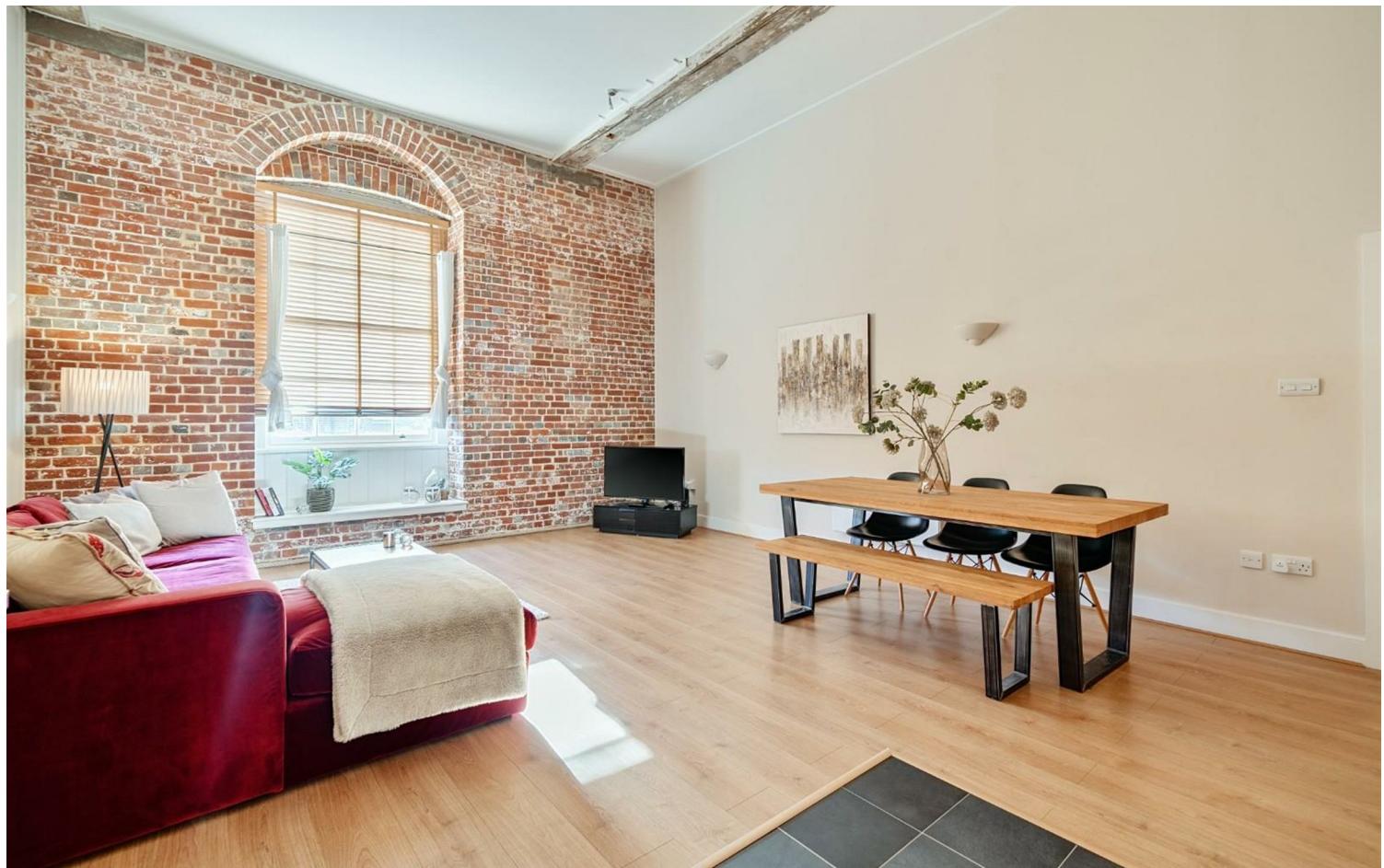
The accommodation offers a spacious hallway, two large double bedrooms, family bathroom and a very spacious kitchen/living area. Also benefiting

from allocated parking, this property is packed full of history and character with exposed brickwork, beams, four meter high ceilings and sash windows throughout the home.

The original building dates back to the 19th Century where it was used by the Royal Navy as a munitions warehouse, since then its use has varied but now The Vulcan is home to a number of well-crafted luxury apartments. This is a fantastic opportunity to live in a piece of Portsmouth's History whilst enjoying the comforts of modern life.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## LOUNGE / KITCHEN

23'6" x 17'0" (7.17 x 5.20)

## BEDROOM

17'5" x 14'2" (5.33 x 4.33)

## BEDROOM

17'8" x 13'3" (5.40 x 4.06)

## BATHROOM

6'10" x 5'3" (2.10 x 1.61)

## Anti-Money Laundering (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## Bernards Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## Council Tax Band E

Portsmouth City Council: BAND E

## Leasehold Information

Lease Length: 965 Years Ground Rent: £150.00 Service Charge: £4,350.00

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has

been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

## Offer Check Procedure -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## Property Tenure

Leasehold

## Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Solicitor

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

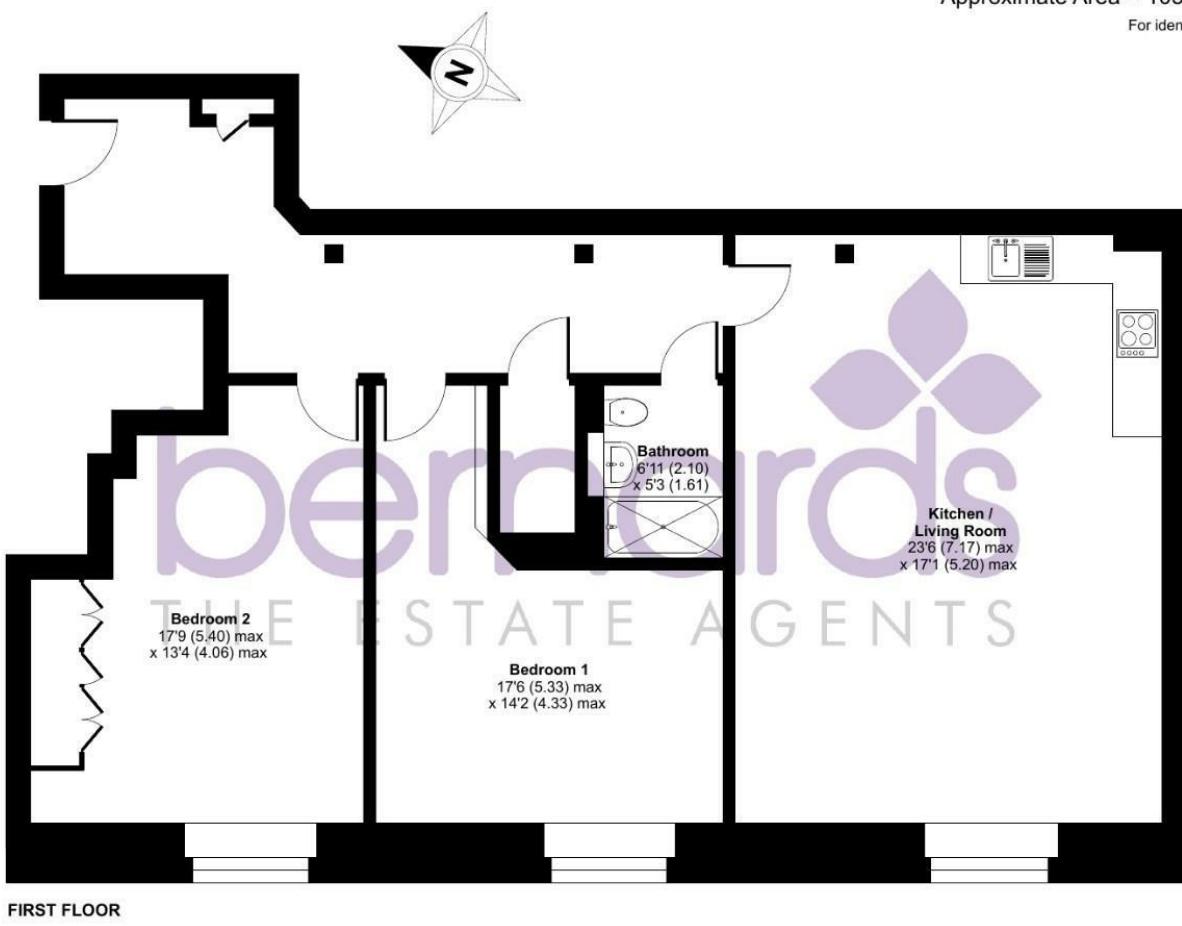
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# The Vulcan, Gunwharf Quays, Portsmouth, PO1

Approximate Area = 1059 sq ft / 98.3 sq m

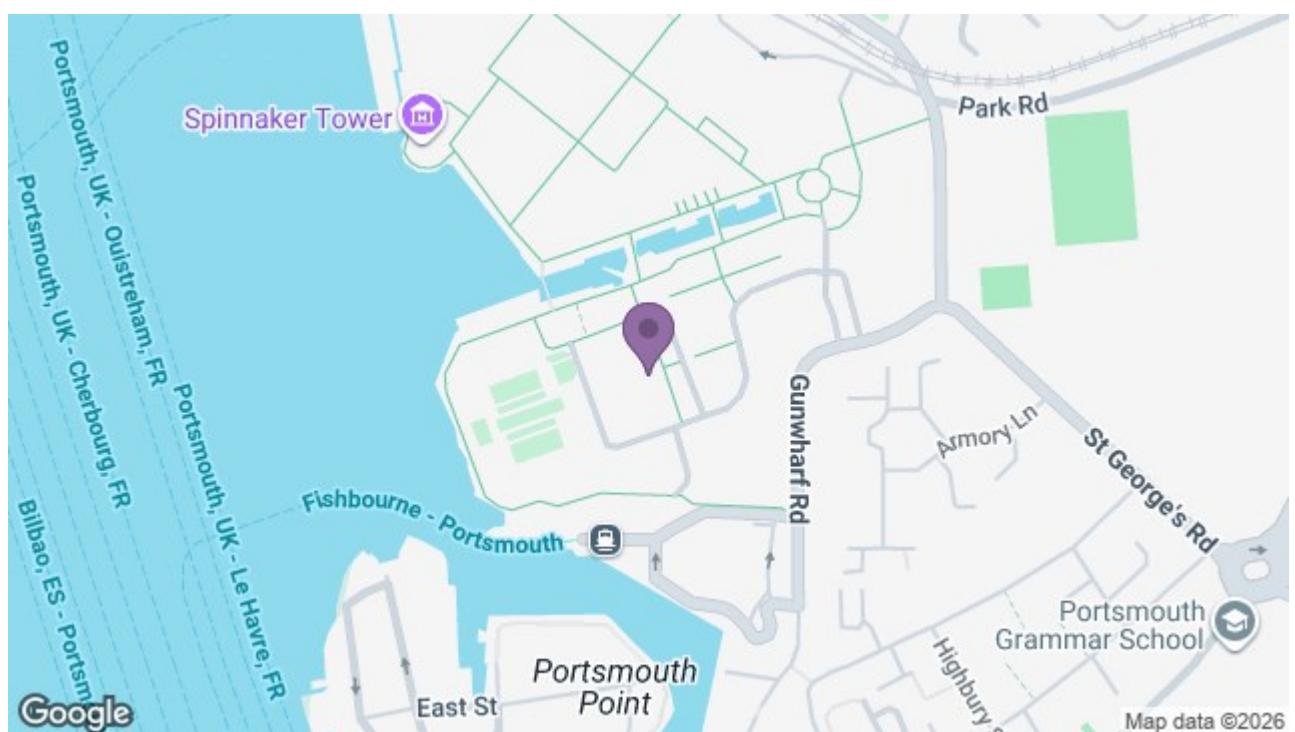
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1386725



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